



£860,000

41 Cottes Way

Hill Head, PO14 3NQ

PROPERTY SUMMARY

We are delighted to bring to the market this four/five bedroom executive house situated within 300 meters of Hill Head beach. Having been extensively refurbished and extended by the current owners, this detached property has owned solar panels, an electric car charging point and driveway parking for multiple vehicles including space for a motorhome or similar. On the ground floor there is a spacious entrance hallway leading to a dual aspect lounge, gym room/bedroom five, downstairs W/C, open plan reception room/diner/kitchen and a utility room, with an internal door to the garage. Upstairs boasts four bedrooms, an en-suite to the master and a family bathroom. To the rear of the property, there is a beautifully maintained garden with a summer house and patio area, ideal for entertaining with friends. In our opinion the property is immaculately presented throughout and is a great opportunity for someone looking to secure their next home with the Hill Head lifestyle.

4/5 

2 

3 





STORM PORCH

ENTRANCE HALLWAY

LOUNGE 21' 06" x 13' 02" (6.55m x 4.01m)

STUDY/BEDROOM 5 12' 05" x 10' 02" (3.78m x 3.1m)

KITCHEN/DINER 23' 06" x 14' 10" (7.16m x 4.52m)

RECEPTION 10' 08" x 9' 08" (3.25m x 2.95m)

UTILITY ROOM 9' 06" x 7' 08" (2.9m x 2.34m)

WC 5' 00" x 4' 04" (1.52m x 1.32m)

UPSTAIRS LANDING

BEDROOM ONE 16' 04" x 13' 10" (4.98m x 4.22m)

ENSUITE 7' 10" x 5' 03" (2.39m x 1.6m)

BEDROOM TWO 13' 11" x 10' 07" (4.24m x 3.23m)

BEDROOM THREE 17' 02" x 9' 06" (5.23m x 2.9m)

BEDROOM FOUR 12' 07" x 7' 11" (3.84m x 2.41m)

BATHROOM 8' 04" x 5' 10" (2.54m x 1.78m)

OUTSIDE

DRIVEWAY PARKING

INTEGRAL GARAGE 17' 11" x 9' 06" (5.46m x 2.9m)

REAR GARDEN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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